



Address: [2640 CANBERRA CT](#)
City: FORT WORTH
Georeference: 26300-1-7
Subdivision: MITCHELL HEIGHTS SUBDIVISION
Neighborhood Code: M1F02A

Latitude: 32.7198679256
Longitude: -97.2916577243
TAD Map: 2060-380
MAPSCO: TAR-078N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MITCHELL HEIGHTS
SUBDIVISION Block 1 Lot 7

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: B

Year Built: 1950

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 01790528

Site Name: MITCHELL HEIGHTS SUBDIVISION-1-7

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size ⁺⁺⁺: 1,478

Percent Complete: 100%

Land Sqft ^{*}: 11,520

Land Acres ^{*}: 0.2644

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HAPPY ROCK INVESTMENTS LLC

Primary Owner Address:

2607 SUZANNE TRL
HUDSON OAKS, TX 76087

Deed Date: 8/30/2023

Deed Volume:

Deed Page:

Instrument: [D223168414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WITTROCK DENA	11/11/2002	00161480000230	0016148	0000230
WITTROCK THOMAS A	3/27/2002	00155860000132	0015586	0000132
THE CIT GROUP/CONSUMER FINANCE	10/2/2001	00153060000090	0015306	0000090
SWIFT CARL;SWIFT ELEATHA ETAL	8/27/1999	00140390000197	0014039	0000197
SWIFT CARL;SWIFT ELEATHA	12/31/1900	00043900000453	0004390	0000453

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$59,480	\$31,520	\$91,000	\$91,000
2024	\$79,480	\$31,520	\$111,000	\$111,000
2023	\$73,480	\$31,520	\$105,000	\$105,000
2022	\$61,000	\$5,000	\$66,000	\$66,000
2021	\$61,000	\$5,000	\$66,000	\$66,000
2020	\$44,730	\$2,000	\$46,730	\$46,730

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.